



CLD-FnPlat-2025-00033

Crash Champions KCMO Final Plat

February 18, 2026

Docket #C1

Request

Final Plat

Applicant

Dalton Signer
Kimley-Horn

Owner

Andrew Hansen
Gty Auto Service LLC

Site Information

Location	510 NW 68th St
Area	4.5 Acres
Zoning	B3-2
Council District	2 nd
County	Clay
School District	North Kansas City

Surrounding Land Uses

North: Residential, R-7.5
South: Commercial, B3-2
East: Commercial, B3-2
West: Highway, B3-2

Land Use Plan

The Line Creek Area Plan recommends Mixed Use Community for this location.

Major Street Plan

No streets adjacent to this property are identified on the Major Street Plan.

Approval Process



Overview

The applicant seeks approval of a Final Plat in District B3-2 (Commercial) on about 4.5 acres generally located at the northeast corner of Northwest 68th Street and Highway-169, creating one lot and one tract for a motor vehicle repair shop.

Existing Conditions

The subject site is currently undeveloped and heavily treed. There is no associated regulated stream with the subject site.

Neighborhood

This site is not located within a registered neighborhood or homes association.

Required Public Engagement

Section 88-505-12, Public Engagement does not apply to this request.

Controlling Case

CD-CPC-2024-00137 - Ordinance 241052 approved a major amendment to an approved development plan on about 10 acres in District B3-2 to permit general motor vehicle repair generally located at the northeast corner of Northwest 68th Street and Highway 169, approved December 19, 2024.

Project Timeline

The application for the subject request was filed on November 11, 2025. Scheduling deviations have occurred due to outstanding revisions needed from the applicant.

Professional Staff Recommendation

Docket #C1 Approval Subject to Conditions

VICINITY MAP



PLAT REVIEW

The request is to consider approval of a Final Plat in District B3-2 (Commercial) on about 4.5 acres generally located at the northeast corner of Northwest 68th Street and Highway-169, creating one lot and one tract for a motor vehicle repair shop. This use was approved in Case No. CD-CPC-2024-00137 which served as the Preliminary Plat. This application does not dedicate any public streets. Tree preservation easements are granted with this application in accordance with Section 88-424.

Final Plats are the legal instruments used to formally subdivide land in accordance with the layout approved in the Preliminary Plat, which is often presented in multiple phases, as this proposed plat is. The review of a Final Plat includes verification that all required public utilities have been properly extended and accepted by the City, and that stormwater detention covenants have been finalized and reviewed for compliance. This Final Plat is consistent with the previously approved Preliminary Plat and complies with all applicable lot and building standards outlined in Section 88-110 of the Zoning and Development Code.

PLAT ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-120)	Yes	
Tree Preservation & Protection (88-424)	Yes	Easements have been dedicated with the Final Plat in lieu of tracts.

SPECIFIC REVIEW CRITERIA

Final Subdivision Plats (88-555-04)

In reviewing and making decisions on Final Plats, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factor:

No final plat may be approved unless the decision-making body finds that the proposed subdivision conforms with the approved preliminary plat with all applicable regulations and standards of this zoning and development code.

The requested Final Plat is in conformance with the controlling plan and all standards as required by 88-555-04 of the Zoning and Development Code.

ATTACHMENTS

1. Conditions Report
2. Applicant's Submittal

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends APPROVAL SUBJECT TO CONDITIONS as stated in the conditions report.

Respectfully Submitted,



Matthew Barnes, AICP

Lead Planner



Plan Conditions

Report Date: February 12, 2026

Case Number: CLD-FnPlat-2025-00033

Project: Crash Champions KCMO Final Plat

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

1. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to Certificate of Occupancy.
2. That prior to submitting documents for the final approval of conditions the applicant ensure that the Title Report is current within 90 days or submit an updated Title Report.
3. That prior to submitting documents for final approval the applicant shall upload Paid Tax Receipts for the most recent applicable year.
4. That prior to submitting documents for the final approval of conditions the applicant update the plat to reflect the correct City Plan Commission Date, Ordinance Number, and Council Approval Date by utilizing the Official City Signature Block found under Table 8 in the 2025 Director's Minimal Submittal Requirements and insert Case No. CLD-FnPlat-2025-00033.

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

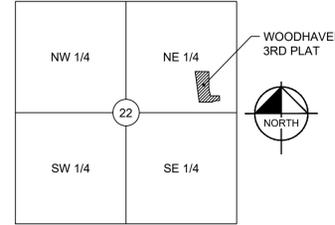
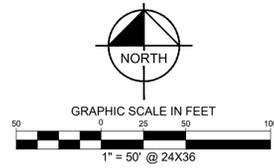
5. Controlling plan conditions shall still be in effect.

Condition(s) by Parks & Recreation. Contact Virginia Tharpe at / virginia.tharpe@kcmo.org with questions.

6. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.
7. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

8. All previous conditions as approved by ordinance 241052 under case number CD-CPC-2024-00137 shall remain.



LOCATION MAP
SEC. 22, T. 51 N., RGE. 33 W.
(N.T.S.)

FINAL PLAT CRASH CHAMPIONS KCMO PART OF THE NORTHEAST QUARTER SECTION 22, TOWNSHIP 51 NORTH, RANGE 33 WEST OF THE FIFTH P.M., KANSAS CITY, CLAY COUNTY, MISSOURI

PROPERTY DESCRIPTION:

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 51 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, CLAY COUNTY, MISSOURI ALONG WITH ALL OF TRACT A, OAK HILL PLAZA WEST 1ST PLAT, A SUBDIVISION OF LAND IN SAID KANSAS CITY RECORDED IN BOOK G AT PAGE 95 IN CLAY COUNTY RECORDER OF DEEDS OFFICE, BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JASON S. ROUDEBUSH, PLS 2002014092 UNDER THE AUTHORITY OF KIMLEY-HORN CLS 2025011669 ON JANUARY 26, 2026, AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1, SAID OAK HILL PLAZA WEST 1ST PLAT; THENCE SOUTH 00°36'45" WEST ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 395.05 FEET; THENCE SOUTH 12°15'32" EAST CONTINUING ALONG SAID WESTERLY LINE, 181.60 FEET; THENCE SOUTH 89°26'30" EAST CONTINUING ALONG SAID WESTERLY LINE, 213.00 FEET; THENCE SOUTH 03°02'45" EAST CONTINUING ALONG SAID WESTERLY LINE, 48.63 FEET TO THE NORTHEAST CORNER OF SAID TRACT A; THENCE SOUTH 00°22'19" WEST CONTINUING ALONG SAID WESTERLY LINE, SAID LINE ALSO BEING THE EAST LINE OF SAID TRACT A, 65.39 FEET TO THE SOUTHEAST CORNER OF SAID TRACT A, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 1, QUICKTRIP STORE NO. 0193R, A SUBDIVISION OF LAND RECORDED IN BOOK I AT PAGE 64.4 IN SAID CLAY COUNTY RECORDER OF DEEDS OFFICE; THENCE NORTH 89°50'38" WEST ALONG THE SOUTH LINE OF SAID TRACT A, SAID LINE ALSO BEING THE NORTH LINE OF SAID LOT 1, QUICKTRIP STORE NO. 0193R, 67.79 FEET; THENCE SOUTH 75°32'26" WEST CONTINUING ALONG SAID SOUTH LINE, 90.00 FEET; THENCE SOUTH 68°16'01" WEST CONTINUING ALONG SAID SOUTH LINE, 32.18 FEET; THENCE NORTH 89°41'25" WEST CONTINUING ALONG SAID SOUTH LINE, 297.05 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 169, AS NOW ESTABLISHED, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT A, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF SAID LOT 1, QUICKTRIP STORE NO. 0193R; THENCE NORTH 07°22'25" WEST ALONG THE WEST LINE OF SAID TRACT A AND SAID EAST RIGHT-OF-WAY LINE, 730.80 FEET TO THE SOUTHWEST CORNER OF LOT 24, HAMILTON HEIGHTS WEST, A SUBDIVISION OF LAND RECORDED IN BOOK B AT PAGE 109 IN SAID CLAY COUNTY RECORDER OF DEEDS OFFICE; THENCE SOUTH 89°21'34" EAST ALONG THE SOUTH LINE OF SAID LOT 24, SAID LINE ALSO BEING THE SOUTH LINE OF LOT 25 OF SAID HAMILTON HEIGHTS WEST, 326.21 FEET TO THE POINT OF BEGINNING. CONTAINING 236,503 SQUARE FEET OR 5.43 ACRES, MORE OR LESS.

PLAT DEDICATION:

THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS:

CRASH CHAMPIONS KCMO

DRAINAGE EASEMENT: A DRAINAGE EASEMENT (D.E.) FOR THE PURPOSE OF STORM WATER DRAINAGE INCLUDING THE RIGHT TO BUILD, CONSTRUCT, KEEP, REPAIR AND MAINTAIN STORM WATER DRAINAGE FACILITIES UNDER, IN, OVER, AND UPON AS MAY BE NECESSARY, BEING AND SITUATED IN KANSAS CITY, MISSOURI ("THE CITY") IS HEREBY GRANTED TO THE CITY. THE CITY SHALL HAVE THE RIGHT AT ALL TIMES TO GO UPON THE LANDS HEREIN DESCRIBED TO CONSTRUCT, MAINTAIN AND REPAIR THE SAID DRAINAGE FACILITIES AS MAY BE NECESSARY. NOTHING SHALL IN ANY WAY INTERFERE WITH THE SAFE AND UNRESTRICTED USE OF THE LAND ADJACENT TO AND ABOVE SAID DRAINAGE FACILITIES, NOR ATTEMPT TO USE SAID PROPERTY IN SUCH MANNER AS WOULD INTERFERE WITH THE PROPER, SAFE AND CONTINUOUS MAINTENANCE AND USE OF SAID DRAINAGE FACILITIES AND SPECIFICALLY SHALL NOT BUILD THEREON OR THEREOVER ANY STRUCTURE WHICH MAY INTERFERE WITH THE MAINTENANCE AND USE THEREOF.

SEWER EASEMENT: A SEWER EASEMENT (S.E.) FOR THE LOCATION, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF SEWERAGE IMPROVEMENTS AND ANY AND ALL APPURTENANCES INCIDENTAL THERETO IN, UNDER, UPON, OVER AND THROUGH LAND LYING, BEING AND SITUATED IN KANSAS CITY, MISSOURI ("THE CITY") IS HEREBY GRANTED TO THE CITY. BY THE GRANTING OF THIS EASEMENT, IT SHALL NOT BE CONSTRUED TO PROHIBIT DEVELOPMENT OF ANY ADJOINING PROPERTY OR FROM THE LAYING OUT, ESTABLISHING AND CONSTRUCTING PAVEMENT, SURFACING OF ROADWAYS, CURBING AND GUTTERS ALONG, UPON, OVER OR ACROSS SAID EASEMENT OR ANY PORTION THEREOF; PROVIDED, HOWEVER, SAID EASEMENT SHALL BE KEPT FREE FROM ADDITIONAL DEPTH OF OVERBURDEN, BUILDINGS, AND ANY OTHER STRUCTURE OR OBSTRUCTION (EXCEPT SIDEWALKS, ROADWAYS, PAVEMENT, GRASS, SHRUBS, FENCES, OR CURBS), WHICH WILL INTERFERE WITH THE CITY IN ENTERING UPON SAID ADJACENT LAND AND EASEMENT FOR THE PURPOSE OF LAYING, CONSTRUCTING, RECONSTRUCTING, OPERATING, REPAIRING AND MAINTAINING SUCH SEWERAGE IMPROVEMENTS AND APPURTENANCES.

WATER MAIN EASEMENT: A WATER MAIN EASEMENT (W.E.) FOR THE OPERATION AND MOVEMENT OF EQUIPMENT, AND THE MOVEMENT OF A WORKING FORCE, IN CONNECTION WITH THE LOCATION, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF WATER MAINS AND ANY APPURTENANCES THERETO OVER, UNDER AND THROUGH LAND LYING, BEING, AND SITUATED IN KANSAS CITY, MISSOURI ("THE CITY") IS HEREBY GRANTED TO THE CITY. THE CITY, ITS AGENTS, EMPLOYEES OR INDEPENDENT CONTRACTORS SHALL HAVE THE RIGHT TO GO UPON THE ABOVE DESCRIBED TRACTS OF LAND, FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND REPAIRING THE WATER MAIN IMPROVEMENTS AND APPURTENANCES THERETO, AND SHALL UPON COMPLETION OF SUCH CONSTRUCTION, MAINTENANCE OR REPAIR, CAUSE THE LAND TO BE RESTORED TO SUBSTANTIALLY THE SAME CONDITION THAT EXISTED PRIOR TO THE CITY'S ENTRY UPON IT. THE TRACT OF LAND OVER WHICH A WATER MAIN EASEMENT IS BEING GRANTED SHALL BE KEPT FREE FROM BUILDINGS OR ANY OTHER STRUCTURES OR OBSTRUCTIONS (EXCEPT NON-ORNAMENTAL GRASS, NON-ORNAMENTAL SHRUBS, SIDEWALKS, ROADWAYS, PAVEMENT OR CURBS) THAT WOULD INTERFERE WITH THE CITY IN EXCAVATING UPON SAID EASEMENT FOR THE PURPOSES OF LAYING, CONSTRUCTING, OPERATING, MAINTAINING OR REPAIRING WATER MAINS AND ALL APPURTENANCES INCIDENTAL THERETO. NO CHANGE IN THE EARTH COVER OVER THE WATER LINE WILL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF WATER SERVICES. THIS EASEMENT SHALL NOT BE CONSTRUED TO PROHIBIT DEVELOPMENT OF ANY ADJOINING PROPERTY OR FROM THE LAYING OUT, ESTABLISHING AND CONSTRUCTING OF PAVEMENT, SURFACING OF ROADWAYS, CURBING AND GUTTERS ALONG, UPON, OVER OR ACROSS SAID EASEMENT OR ANY PORTION THEREOF.

FLOODPLAIN: THE SUBJECT PROPERTY IS LOCATED IN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE INSURANCE RATE MAP (FIRM), MAP NUMBER 29095C0127G AND 29095C0129G CLAY COUNTY, MISSOURI FLOOD MAP REVISED JANUARY 20, 2017.

MAINTENANCE OF TRACTS: TRACT A IS TO BE USED FOR DETENTION.

RIGHT OF ENTRANCE: THE RIGHT OF ENTRANCE AND EGRESS IN TRAVEL ALONG STREET OR DRIVE WITHIN THE BOUNDARIES OF THE PROPERTY IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF FIRE AND POLICE PROTECTION, MAINTENANCE OF WATER MAINS, SANITARY AND STORM SEWER LINES, COLLECTION OF GARBAGE AND REFUSE AND TO THE UNITED STATES POSTAL SERVICES FOR THE DELIVERY OF MAIL; PROVIDED, HOWEVER, SUCH RIGHT OF INGRESS AND EGRESS DOES NOT INCLUDE ANY OBLIGATION TO CONTRIBUTE FOR ANY DAMAGE TO ANY PRIVATE STREET OR DRIVE BY VIRTUE OF THE EXERCISE OF THE RIGHTS STATED HEREIN AND SPECIFICALLY, NEITHER KANSAS CITY, MISSOURI NOR THE U.S. POSTAL SERVICE SHALL INCUR ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS.

CITY COUNCIL CERTIFICATE

THIS FINAL PLAT IS HEREBY APPROVED BY THE CITY COUNCIL OF THE CITY OF KANSAS CITY AND COUNTY OF CLAY, MISSOURI THIS ____ DAY OF ____, 2026

CITY PLANNING COMMISSION APPROVAL:

APPROVED DATE: _____

CASE NO: _____

QUINTON LUCAS MAYOR MARILYN SANDERS CITY CLERK

MICHAEL J. SHAW DIRECTOR OF PUBLIC WORKS

CLAY COUNTY GIS

PLAT DEDICATION:	RESERVED FOR COUNTY RECORDING STAMP
CRASH CHAMPIONS KCMO	
PRIVATE OPEN SPACE DEDICATION:	
NONE	
RECORD AS:	
PLAT	

EXECUTION:

GTY AUTO SERVICE, LLC, A NEW YORK LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF ____, 2026.

GTY AUTO SERVICE, LLC,
A NEW YORK LIMITED LIABILITY COMPANY

(NAME) _____ (TITLE) _____

STATE OF _____ SS:
COUNTY OF _____

BE IT REMEMBERED THAT ON THIS ____ DAY OF ____, 2026, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME (NAME) TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS (TITLE) OF GTY AUTO SERVICE, LLC, A NEW YORK LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND THAT SAID (NAME), ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

IN WITNESS WHEREOF:

I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE DATE HEREIN LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

EXECUTION:

169 BASIN, LLC, A MISSOURI LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF ____, 2026.

169 BASIN, LLC,
A MISSOURI LIMITED LIABILITY COMPANY

(NAME) _____ (TITLE) _____

STATE OF _____ SS:
COUNTY OF _____

BE IT REMEMBERED THAT ON THIS ____ DAY OF ____, 2026, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME (NAME) TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS (TITLE) OF 169 BASIN, LLC, A MISSOURI LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND THAT SAID (NAME), ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

IN WITNESS WHEREOF:

I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE DATE HEREIN LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

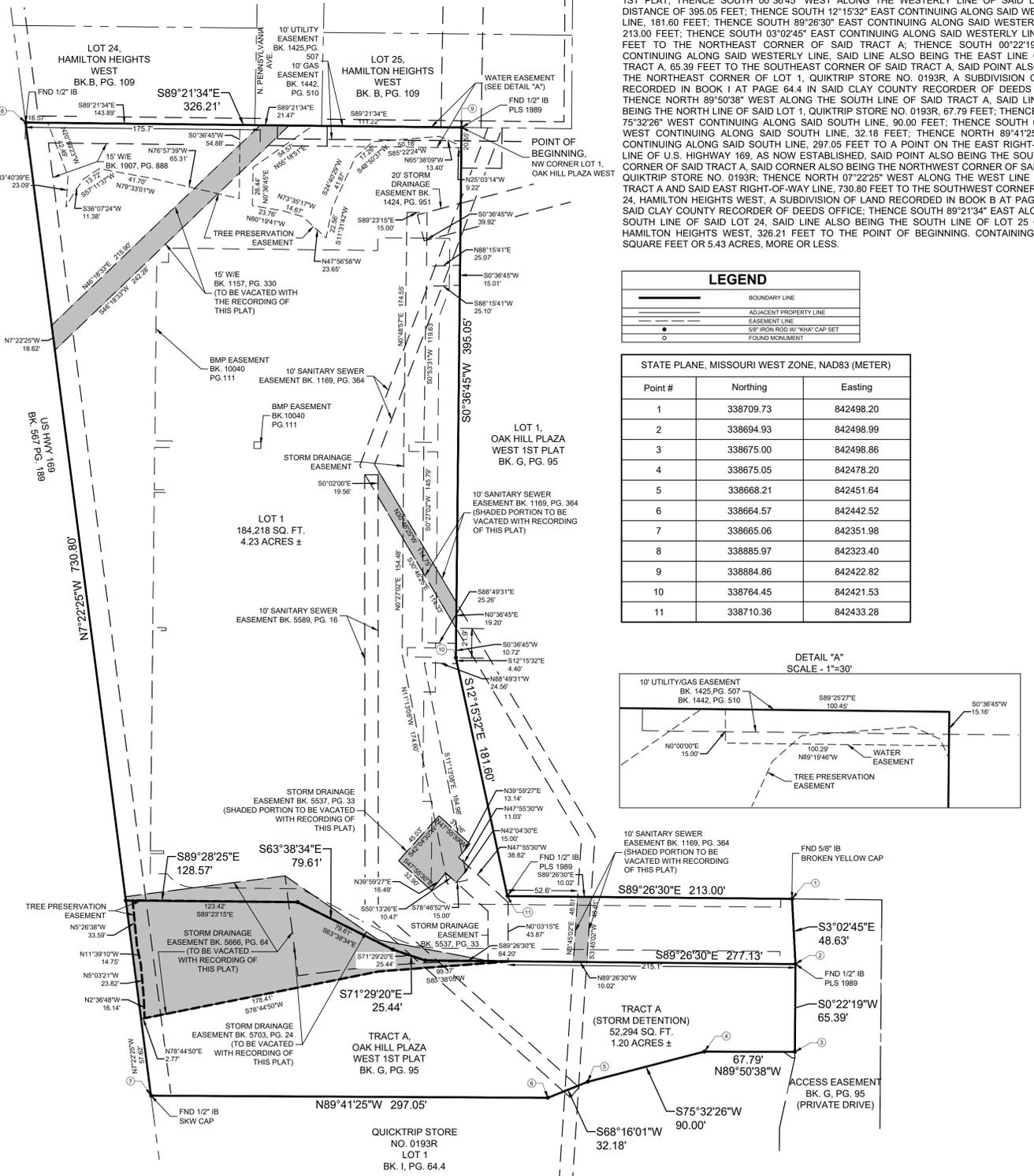
SURVEYOR'S CERTIFICATION:

THIS PLAT AND SURVEY OF CRASH CHAMPIONS KCMO WERE EXECUTED BY KIMLEY-HORN, 805 PENNSYLVANIA AVENUE, KANSAS CITY, MISSOURI 64105.

I HEREBY CERTIFY: THAT THE PLAT OF CRASH CHAMPIONS KCMO SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



KIMLEY-HORN MO CLS 395
JASON S. ROUDEBUSH, MO PLS 2002014092
JANUARY 26, 2026
JASON.ROUDEBUSH@KIMLEY-HORN.COM

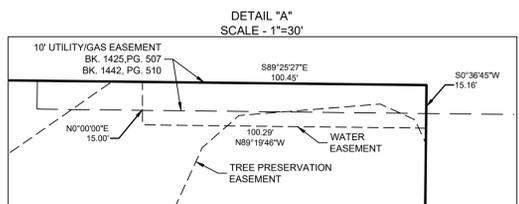


LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	5/8" IRON ROD W/ "CHA" CAP SET
	FOUND MONUMENT

STATE PLANE, MISSOURI WEST ZONE, NAD83 (METER)

Point #	Northing	Easting
1	338709.73	842498.20
2	338694.93	842498.99
3	338675.00	842498.86
4	338675.05	842478.20
5	338668.21	842451.64
6	338664.57	842442.52
7	338665.06	842351.98
8	338885.97	842323.40
9	338884.86	842422.82
10	338764.45	842421.53
11	338710.36	842433.28



5							
4							
3							
2		1-26-2026	REVISIONS PER CITY COMMENTS				
1		11-6-2025	FIRST SUBMITTAL				
No.	DATE	REVISION DESCRIPTION					

805 PENNSYLVANIA AVENUE
KANSAS CITY, MISSOURI 64105
Tel. No. (816) 652-0350
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1"=50'	SFS	JSR	1-26-2026	268724000	4 OF 4